089.0	0001	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	832,000	/	832,000
USE VALUE:	832,000	/	832,000
ASSESSED:	832,000	/	832,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADOCHIA WILLIAM A
Owner 2:	RADOCHIA JOANNE K
Owner 3:	
Street 1:	31 PINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474 Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	RADOCHIA WILLIAM A/ETAL -
Owner 2:	RADOCHIA JOANNE K & ANN M -
Street 1:	31 PINE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2112 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	433,000		399,000	832,000
Total Card	0.115	433,000		399,000	832,000
Total Parcel	0.115	433,000		399,000	832,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.94 | /Parcel: 393.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	56156
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!7193!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	433,000	0	5,000.	399,000	832,000		Year end	12/23/2021
2021	104	FV	413,800	0	5,000.	399,000	812,800		Year End Roll	12/10/2020
2020	104	FV	414,100	0	5,000.	399,000	813,100	813,100	Year End Roll	12/18/2019
2019	104	FV	322,800	0	5,000.	404,700	727,500	727,500	Year End Roll	1/3/2019
2018	104	FV	322,800	0	5,000.	302,100	624,900	624,900	Year End Roll	12/20/2017
2017	104	FV	303,300	0	5,000.	273,600	576,900	576,900	Year End Roll	1/3/2017
2016	104	FV	303,300	0	5,000.	262,200	565,500	565,500	Year End	1/4/2016
2015	104	FV	271,200	0	5,000.	222,300	493,500	493,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:10:35

LAST REV

Date	Time
04/30/19	15:47:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7193

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADOCHIA WILLIA	55451-515		9/27/2010	Family	1	No	No		
RADOCHIA JOHN L	25427-579		6/22/1995		99	No	No		A

USER DEFINED

Prior Id # 1:	56156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Meas/Inspect	163	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 399,000	Spl Credit	Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14715910
Const Adj.:	0.98000199
Adj $ / SQ:	202.359
Other Features:	112000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627494
Depreciation:	194523
Depreciated Total:	432971

COMMENTS

NO ATTIC PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

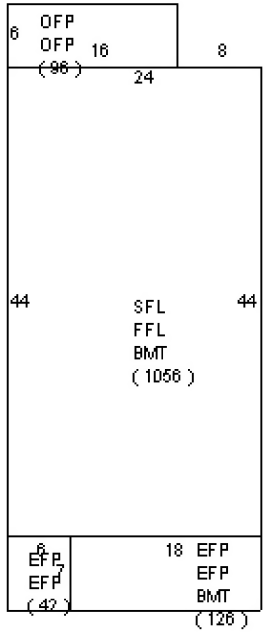
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.36
Special Features:	0	Val/Su Net:	113.29
Final Total:	433000	Val/Su SzAd	205.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,182	60.710	71,757
FFL	First Floor	1,056	202.360	213,691
SFL	Second Floor	1,056	202.360	213,691
EFP	Enclos Porch	336	34.620	11,633
OFP	Open Porch	192	24.590	4,722
	Net Sketched Area:	3,822	Total:	515,494
Size Ad	2112	Gross Area	3822	FinArea 2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0001-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: